

# Industrial

To Let

savills



**Unit 3a, Eagle Industrial Estate, Torre Road, Leeds, LS9 7QL**

## **Industrial Unit To Let**

- **8,448 sq ft Industrial Warehouse with Integral Offices**
- **Located 2.9 miles from Leeds City Centre situated off the A64 (York Road)**
- **Benefits from excellent road links to the M1 and M621 motorways**

**savills.co.uk**  
**0113 244 0100**

Ground Floor  
City Point  
29 King Street  
Leeds  
LS1 2HL

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## LOCATION

The property is located in a mixed commercial area off the A64, which is one of the main arterial routes into Leeds City Centre. Junction 46 of the M1 is located approximately 5.7 miles to the east and Junction 2 of the M621 is located approximately 5.8 miles to the south west.

## DESCRIPTION

Eagle Industrial Estate is an established industrial location in the east of Leeds. The property comprises a single storey industrial unit with integral office accommodation arranged over 2 storeys. Specification includes:

- Steel portal frame construction
- Concrete floor
- Brick and steel clad elevations
- Profile metal sheet roof with translucent roof panels
- Office, WC and kitchen facilities
- 4.23m eaves
- Roller shutter door loading

## ACCOMMODATION

	Sq M	Sq Ft
Warehouse	608.79	6,553
Offices	176.06	1,895
<b>Total</b>	<b>784.85</b>	<b>8,448</b>

## TENURE

The unit is available to lease on terms to be agreed. Rent on application.

## BUSINESS RATES

To be reassessed. Please contact your Local Authority for further information.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ENQUIRIES

**Dave Robinson**

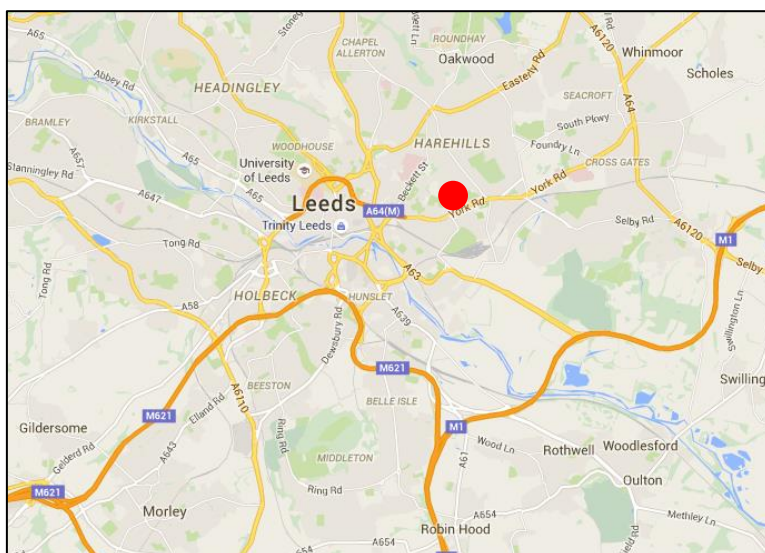
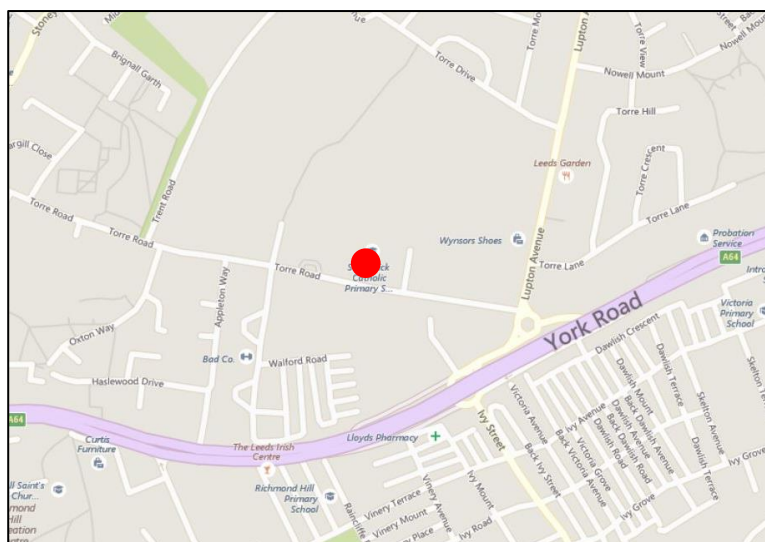
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(All maps and plans are for illustrative purposes only)

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